



Nursery Cottages Stivvys Road, Woodham Walter Maldon CM9 6RS

welcome to

Nursery Cottages Stivvys Road, Woodham Walter Maldon

IDYLLIC RURAL LOCATION. Situated in the DESIRABLE VILLAGE of Woodham Walter with its Golf Club and Local School is this CHARMING CHARACTER COTTAGE, set in PICTURESQUE COUNTRYSIDE and boasting 90 FT GARDEN. The property offers TWO SURPRISINGLY LARGE BEDROOMS and is BEAUTIFULLY PRESENTED THROUGHOUT.



Entrance

UPVC entrance door leading to :-

Lounge

12' 9" x 12' max (3.89m x 3.66m max)

Double glazed UPVC sash window to front, centrepiece exposed brick fireplace housing multi fuel burner (also providing hot water for the property and the central heating), exposed beams, open to :-

Kitchen

9' 4" x 7' (2.84m x 2.13m)

Double glazed window to rear, country style fitted kitchen comprising of Belfast sink set in wooden work surfaces with base level cupboards, Rangemaster cooker, space for further appliances, range of under stairs storage cupboards, stairs rising to first floor.

First Floor

Landing

Stairs rising to second floor, doors to :-

Bedroom One

13' 3" x 12' max (4.04m x 3.66m max)

Double glazed UPVC sash window to front overlooking the garden, cast iron centrepiece fireplace, exposed beams, radiator.

Bathroom

8' x 6' 5" (2.44m x 1.96m)

Double glazed UPVC window to rear, heritage style suite comprising free-standing roll-top claw-foot bath, low level WC and pedestal basin, radiator with integrated towel rail.

Second Floor

Landing/Dressing Room

11' 9" x 8' 7" (3.58m x 2.62m)

Double glazed UPVC window and further Velux window to rear, exposed beams, radiator, door to :-

Bedroom Two

12' 6" x 10' 10" Plus Recess (3.81m x 3.30m Plus Recess)

Double glazed UPVC sash window to rear with feature apex window offering picturesque countryside views, exposed beams and herringbone carpet, radiator.

Outside

Garden

Measuring in excess of 90 ft, predominantly laid to lawn with central pathway and range of mature flower and shrub beds, patio area complete with shed for log storage.

Front

The property fronts onto the garden.

Outbuilding

Detached timber studio with power connected.

Parking

Parking for up to two vehicles at the end of the garden, accessed via private road with annual charge of £50 for upkeep.



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Nursery Cottages Stivvys Road, Woodham Walter Maldon

- Two Large Double Bedrooms
- Wealth of Charm and Character
- Rural Location
- 90 ft Country Garden
- Parking

Tenure: Freehold EPC Rating: E

Council Tax Band: B

Under the terms of the Estate Agency Act 1979 (Section 21), please note that the vendor is an Employee of the Connells Group of companies.

£375,000



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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



Property Ref:
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